LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



DISTINGUISHED 7-BED MAISON DE MAÎTRE | POOL, LANDSCAPED GROUNDS & INCOME POTENTIAL | PRIME BIZE LOCATION

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A40069AGU11
PRICE	€ 499,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	435 m²
LAND	655 m²
TOWN	Bize-Minervois
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Private parking

*Price based on current exchange rate which is subject to change

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- 7 Bedrooms
- 6 Bathrooms
- Swimming-Pool
- Garden
- Games Room

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Tucked away in the heart of the Minervois Valley, just 20 minutes from Narbonne, this remarkable three-storey Maison de Maître seamlessly combines timeless heritage with modern comfort. With 7 bedrooms and 6 bathrooms, the home showcases refined interiors featuring high ceilings, ornate crown moldings, and marble fireplaces.



DESCRIPTION

Key Features:
-7 Bedrooms | 6 Bathrooms
-Landscaped Private Garden with Pool
-Elegant Conservatory & Veranda
-Spacious Games Room
-Former Highly Rated Guesthouse



An Exquisite Maison de Maître in the Heart of Bize-Minervois:
Set in the heart of the Minervois Valley, just 20 minutes from Narbonne, this distinguished three-storey Maison de Maître offers an exceptional blend of heritage and contemporary comfort. With 7 bedrooms and 6 bathrooms, the residence showcases timeless French elegance, making it an outstanding opportunity for either private living or a hospitality venture.

Historic Elegance Meets Modern Comfort:
From the moment you step through the grand entrance, the refined details are unmistakable—ornate crown moldings, soaring ceilings, marble fireplaces, and sparkling chandeliers. Polished marble floors and carefully chosen décor create an atmosphere of sophistication. The welcoming foyer, enhanced by antique church benches and curated artwork, immediately sets the tone for this remarkable home.

Designed for Entertaining:
The stately dining room, graced with marble fireplaces, is ideal for hosting memorable dinners. A serene sitting room and tearoom provide elegant spaces to unwind with guests. The fully equipped chef's kitchen, combining ergonomic design and modern appliances, opens directly onto the veranda—perfect for indoor-outdoor dining and entertaining.

Private Mediterranean Oasis:
Step into the beautifully landscaped garden where magnolia, olive,...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40069AGU11

COMPLETE FILE AND PHOTO ON REQUEST

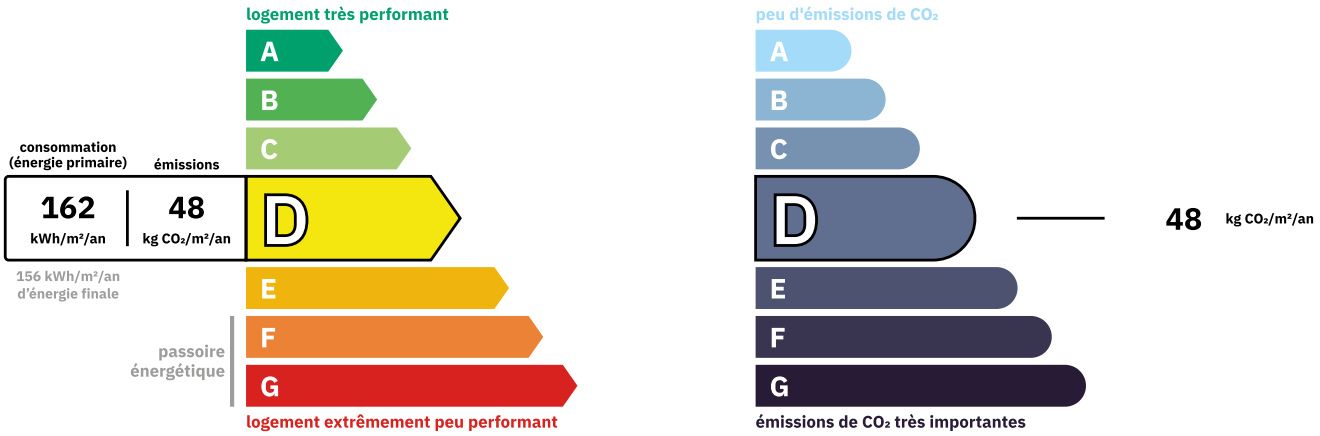
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7730 € and 10540€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A40069AGU11
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